

PLANNING BOARD MEETING – April 27, 2016

PRESENT: Jesse Forcier, Chairman; Mark Pease, Vice Chairman; Robert Donnelly; Philip Greene; George Nangle; Elizabeth Ware, Community Development Director; Mark Hamel, Town Engineer and Lisa Wagner, Recording Secretary

Chairman Forcier opened the meeting at 7:00 p.m. in the Conference Room at Town Hall and the Pledge of Allegiance was recited.

MINUTES:

Meeting held on April 13, 2016: Mr. Greene motioned to approve. Mr. Donnelly seconded. For clarification, Ms. Ware mentioned there was some mix up where the Historical Society was referenced rather than the Historical Commission, which has the authority to work with the municipality. Mr. Greene withdrew his motion in order to have the corrections made.

51 CHRISTOPHER DRIVE & 107 LEXINGTON ROAD/LORRAINE CARBONNEAU/ LOT LINE ADJUSTMENT:

Attorney Joseph Clermont represented the applicant Lorraine Carbonneau of 51 Christopher Drive, which abuts the property at 107 Lexington Road owned by Bruce Cote and Janice Dudevoir. The proposed plan shows Lot 209-B consisting of approximately 10,487 square feet being conveyed to Lorraine Carbonneau at 51 Christopher Drive shown as Parcel A of 16,171 square feet and Lot 69 having 28,076 square feet to create a new lot having 54,734 square feet. The remaining property at 107 Lexington Road will contain 42,781 square feet and is shown as Lot 209-A. Attorney Clermont noted the 2 properties are in the R-1 zoning district and meet the requirements of the Zoning By-Laws.

Mr. Donnelly asked whether the lot line shown between Parcel A and Lot 69 would be removed. Attorney Clermont stated it would remain, as one lot is Land Court and the other is Recorded Land, but they are combined lots for that building. Mr. Pease added the nonconforming Lot 209-B would be merged with the other lot. Attorney Clermont agreed. Mr. Donnelly asked if Attorney Clermont has reviewed the Engineering comments. Attorney Clermont confirmed he did and the Locus Plan will be improved to show more detail, however; the rear lot line is not changing, as referred to in the review. Mr. Greene questioned the configuration of Lot 209-A. Attorney Clermont was not sure why the line was not drawn straight across, but it was what the neighbor's decided. Mr. Pease noted it has to be 50 feet wide to be counted in the lot area. Attorney Clermont is aware of this requirement. Mr. Hamel commented that although this is not under the purview of the Board that according to the Zoning By-Laws the reconfigured lot line becomes the rear lot line and in this case it increases the nonconformity. It was suggested that the Building Inspector be consulted for further clarification on this issue.

Mr. Nangle motioned to approve the plan. Mr. Pease did not feel it would be much work to fix the line. Attorney Clermont stated fixing it was not an issue; it was what the neighbors wish to do with the property. Mr. Hamel noted the issue is making it more nonconforming, which is due to reconfiguring the lot lines and it could be an issue for the applicant.

PLANNING BOARD MEETING – April 27, 2016

Mr. Nangle withdrew his motion. Mr. Greene motioned to grant an extension of the Board's decision and to continue this matter to the May 11, 2016 meeting. Mr. Nangle seconded. Motion passed unanimously.

OLD BUSINESS:

Draycotte Avenue – “Campbell Estates”/Doreen Potter Nominee Trust/Approve Covenant

For the record, Chairman Forcier read Attorney Hall's letter, as follows;

I have reviewed the Covenant as referenced for Doreen A. Potter, Trustee of the Doreen A. Potter Nominee Trust and I find it acceptable as to form and in compliance with Mass. General Laws and Dracut Subdivision Control By-Laws and it is acceptable for the Board's signature if it so desires.

Mr. Greene motioned to approve the Covenant. Mr. Nangle seconded. Motion passed unanimously.

Attorney John Paczkowski appeared on behalf of Attorney Michael Fadden in representing the developer and stated bonding will be submitted in about 3 weeks when the financing is available. Chairman Forcier asked if that was an issue. Mr. Hamel stated the Board can approve the Covenant to form and upon receipt of the bond, the Covenant and plan can be recorded. Mr. Greene added the Board can just go to the office to endorse these when the bond is posted.

ADJOURNMENT: Mr. Donnelly motioned to adjourn at 7:20 p.m. Mr. Pease seconded. Motion passed unanimously.

THE DRACUT PLANNING BOARD

Jesse Forcier, Chairman

Mark Pease, Vice Chairman

Robert Donnelly

Philip Greene

George Nangle